



TLC Modular Homes

Price List - TLC Plans

Little Lodges

Please visit our website at www.tlcmodularhomes.com to view designs. If you'd like more detailed pricing information on a specific TLC Plan, or would like TLC to custom design a home for you, please contact our sales office.

Little Lodges	Sq. Ft.	Price as Designed* (including State Energy Code Compliance **)				Price Per Square Foot	
Mini Lodge (12'x32')	384	\$77,996	to	\$79,196		\$203.11	to \$206.24
Fred (14'-6"x34)	493	\$92,183	to	\$93,383		\$186.98	to \$189.42
Serenity (14'-6"x48)	696	\$104,421	to	\$105,621		\$150.03	to \$151.75
Serenity II (14'-6"x52)	754	\$105,591	to	\$106,791		\$140.04	to \$141.63

* Price Includes

- Delivery and placement on your foundation to an ideal set site within our local delivery and placement area. Please contact our sales rep for more information regarding delivery and placement outside our local area.
- Distributed Energy Recovery Ventilation (ERV) System - as required by Washington code. Oregon clients may select a Spot ERV, as allowed by code, with a \$1,500 credit, \$3,000 on Duplexes.

** State Energy Code Compliance Measures not including HVAC

Prices are estimated for the minimum State required energy conservation measures, not including HVAC. Homes at 1500 ft2 and larger require more energy measures. Your Compliance Measures price may be higher or lower than the estimated prices shown depending on the size, design, location of your home, and the measures you choose. Our sales representative will help you select your preferred Code Compliant Measures and HVAC system.

Price Does Not Include

- Appliances, site preparation, foundation, utility connections, below floor plumbing, below floor insulation, decks, or stairs, and flooring
- **Washington State Sales Tax:** Tax rate is based upon site location (Washington sites only)
- **Design fees** for custom plans or design fees for changes to a TLC design